



Rapid City Planning Commission

Rezoning Project Report

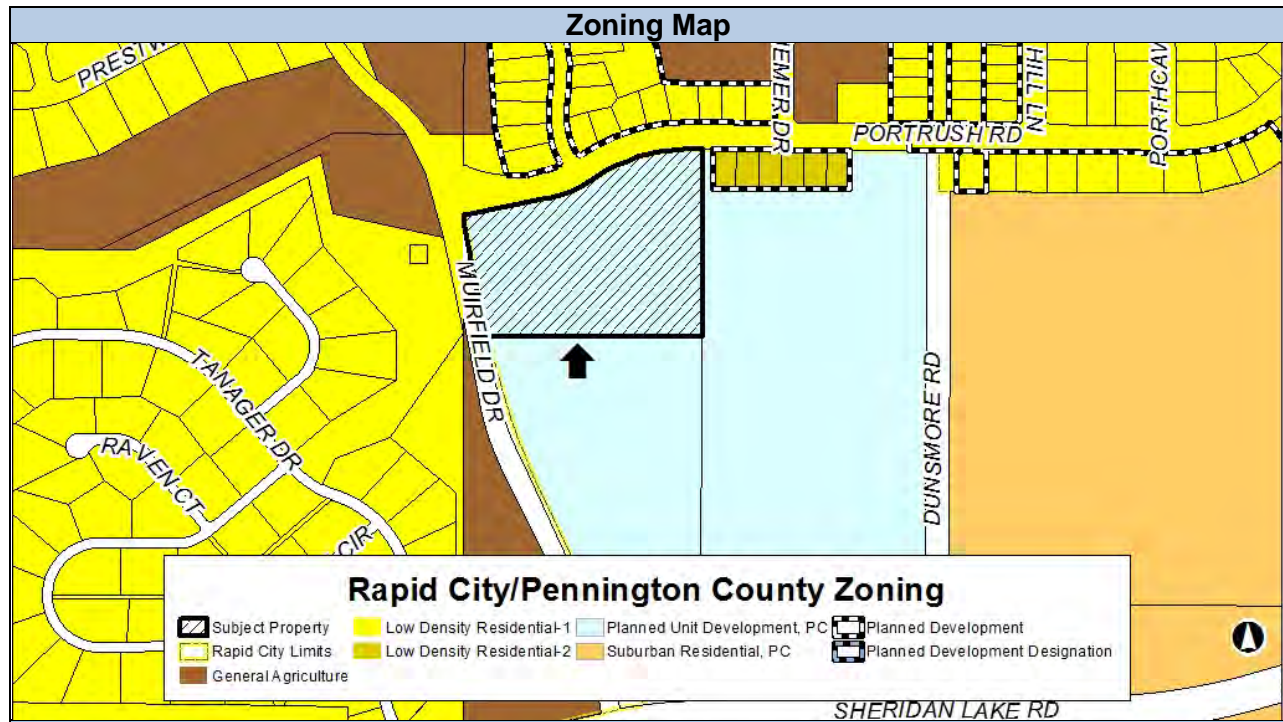
November 22, 2017

Applicant Request(s)	Item #10
Case # 17RZ034: Request to Rezone Property from No Use District to Low Density Residential District II	
Companion Case(s) #: 17AN006 - Petition for Annexation	

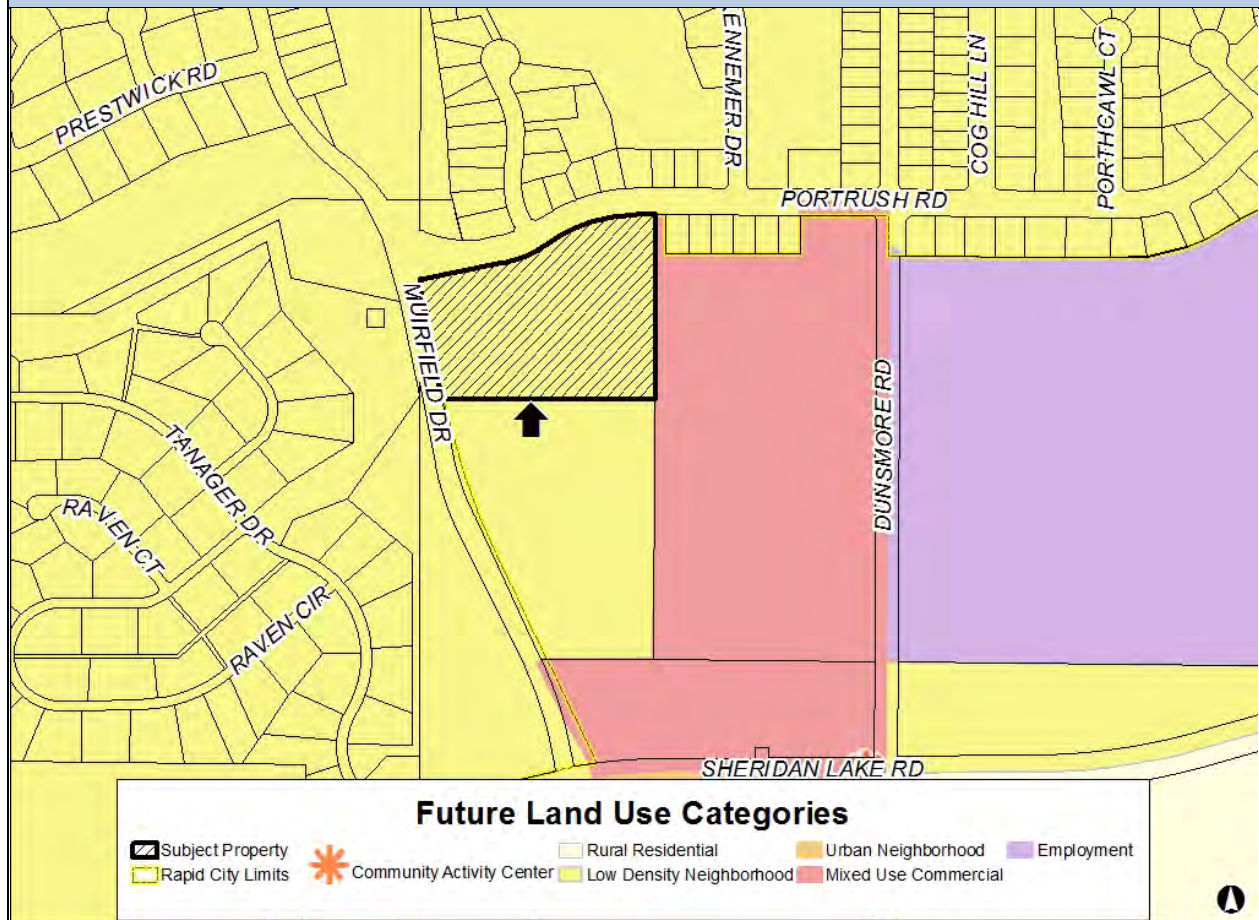
Development Review Team Recommendation(s)
The Development Review Team recommends approving the Request to rezone property from No Use District to Low Density Residential District II.

Project Summary Brief	
The applicant requests to rezone approximately six vacant acres from No Use District to Low Density Residential District II. The Planning Commission recommended approval of the annexation on October 26, 2017. The City's Future Land Use Plan designates this area as Low Density Neighborhood primarily consisting of single family residences and two-family residences, associated with Low Density Residential I or Low Density Residential II zoning districts. The neighborhood is currently developed primarily with single family homes and some townhome units. The subject property is bordered by two collector streets. Portrush Drive forms the northern boundary, Muirfield Drive forms the western boundary. Property located adjacent to this property on the east has a future land use designation of Mixed Use Commercial.	
Applicant Information	Development Review Team Contacts
Applicant: Dean Hamm Trust	Planner: Sarah Hanzel
Property Owner: Dean Hamm Trust	Engineer: Nicole Lecy
Architect: N/A	Fire District: Jerome Harvey
Engineer: N/A	School District: Janet Kaiser
Surveyor: N/A	Water/Sewer: Dan Kools
Other: KTM Design Solutions Inc.	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	North of Sheridan Lake Road in Section 29, T1N, R7E
Neighborhood	Sheridan Lake Road Neighborhood Area
Subdivision	N/A
Land Area	6 acres
Existing Buildings	None
Topography	Relatively flat
Access	Dunsmore Road from Sheridan Lake Road
Water Provider	RC Water adjacent in Portrush Road
Sewer Provider	RC Sewer adjacent in Portrush Road
Electric/Gas Provider	Black Hills Electric Cooperative
Floodplain	N/A
Other	North of Sheridan Lake Road in Section 29, T1N, R7E

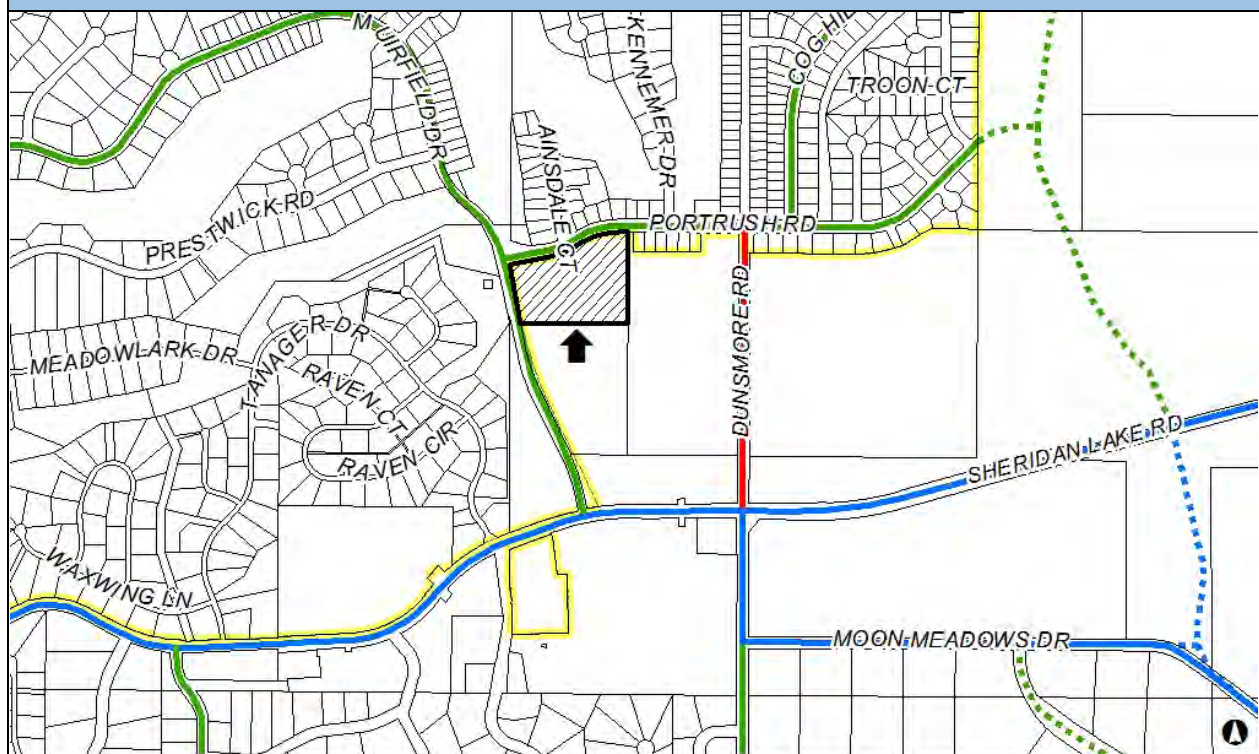
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	PUD-PC	LDN	Undeveloped
Adjacent North	LDR, GAD	LDN	Two unit townhomes
Adjacent South	HS-PC	LDN	Single family home on large lot
Adjacent East	SR-PC	MUC	Storage facilities and undeveloped property
Adjacent West	LDR, GAD	LDN	Single family homes



Comprehensive Plan Future Land Use



Parks or Transportation Plan










Relevant Case History			
Case/File#	Date	Request	Action
N/A	N/A	N/A	N/A
Relevant Zoning District Regulations			
Medium Density Residential District	Required	Existing	
Lot Area	6,500 +, depending on use	N/A	
Lot Frontage	50-100 feet	N/A	
Maximum Building Heights	3 stories; 35 feet in height	N/A	
Maximum Density	30% lot coverage max	N/A	
Minimum Building Setback:		N/A	
• Front	25-35 feet	N/A	
• Side	8-35 feet depending on use	N/A	
• Rear	25 feet for primary structures	N/A	
Minimum Landscape Requirements:	Per 17.50.300	N/A	
• # of landscape points		N/A	
• # of landscape islands		N/A	
Minimum Parking Requirements:	Per 17.50.270.	N/A	
• # of parking spaces		N/A	
• # of ADA spaces		N/A	
Signage	Per 17.50.080 - 100	N/A	
Fencing	Per 17.50.340	N/A	

Planning Commission Criteria and Findings for Approval or Denial	
Pursuant to Section 17.54.040.D of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a request to Rezone:	
Criteria	Findings
1. The proposed amendments shall be necessary because of substantially changed or changing conditions of the area and districts affected, or in the city generally.	An annexation petition for the property (17AN006) was recommended for approval by the Planning Commission on October 26, 2017. All annexed lands are temporarily designated as a No Use Zoning District. The annexation of the property constitutes the changing condition requiring rezoning of the property.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The purpose of the Low Density Residential District II is to provide for a slightly higher population density, but with basic restrictions similar to Low Density Residential I District. The principal use of land is for single-family and 2-family dwellings and related recreational, religious, and educational facilities that provide a balanced and attractive residential area. The Development Review team concluded that the proposed Low Density Residential District II reflects the Low Density Neighborhood designation identified in the Future Land Use Plan for this property.
3. The proposed amendment shall not adversely affect any other part of the city, nor shall any direct or indirect adverse	No adverse effects have been identified as a result of this rezoning request. Access to the property is from two Portrush Road and Muirfield Drive, collector streets on the City's Major Street Plan.

effects result from the amendment.	
4. The proposed amendments shall be consistent with and not in conflict with the development plan of Rapid City including any of its elements, major road plan, land use plan, community facilities plan and others.	This rezoning request is consistent with the Comprehensive Plan, <i>Plan Rapid City</i> , and the Future Land Use Plan designation of Low Density Neighborhood.

Planning Commission Comprehensive Plan Policy Guidance for Approval or Denial	
In considering an application for approval or denial the Planning Commission finds that the application either complies or does not comply with the following values, principles, goals, and policies within the Rapid City Comprehensive Plan:	

Comprehensive Plan Conformance – Core Values Chapters	
	A Balanced Pattern of Growth
BPG-1.1A	Encourage compact growth and infill development within and adjacent to established City limits.
	A Vibrant, Livable Community
N/A	N/A
	A Safe, Healthy, Inclusive, and Skilled Community
N/A	N/A
	Efficient Transportation and Infrastructure Systems
N/A	N/A
	Economic Stability and Growth
N/A	
	Outstanding Recreational and Cultural Opportunities
N/A	N/A
	Responsive, Accessible, and Effective Governance
GOV-2.1A	<u>Public Input Opportunities:</u> The rezone requires notification of surrounding property owners and posting of a sign on the property. These notification requirements allow public input into the associated rezoning of the property. As of this writing, the notification and sign posting requirements have been met.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Low Density Neighborhood
Design Standards:	
N/A	Design standards are not reviewed during the rezoning process.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Sheridan Lake Road Neighborhood
Neighborhood Goal/Policy:	
SLR-NA1.1B: Residential Growth	Support the buildout of existing neighborhoods and encourage the clustering of future residential development to conserve natural features.
SLR-NA1.1C Community Activity Centers	Support the continued development and diversification of uses within the Community Activity Centers located along Sheridan Lake Road at the intersections with Mood Meadows Drive and Catron Boulevard, to provide convenient shopping and service options to area neighborhoods.
SLR-NA1.1G Urban Services	Allow the extension of City infrastructure within the urban services boundary to serve new and existing development.

The Development Review Team Recommends approving the request to rezone property from No Use District to Low Density Residential District II for the following reasons:	
•	The rezone is requested due to the annexation of the subject property (17AN006).
•	The proposed zoning amendment complies with the Future Land Plan designation of Low Density Neighborhood.
•	A review of the criteria listed in 17.54.040.D has not identified any adverse impacts associated with the rezoning of this property.

Staff recommends approving the rezoning request.
